

SOLD STC



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MARTIN&CO



Cornbury Grove, Solihull
Offers Over £350,000


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3 Bedrooms, 1 Bathroom

Offers Over £350,000

- Attractive Three Bedroom Mews Residence
- Adjacent Palmers Rough, local Nature Reserve
- Spacious Lounge

OVERVIEW Situated on the sought after 'Prospect Grange' Development, adjacent to Palmers Rough, local Nature Reserve and offered with No Upward Chain, this well presented three bedroom mid terraced family home includes entrance hallway, spacious lounge to the front, modern fitted kitchen/diner, family bathroom, garage and south facing garden.

GROUND FLOOR

ENTRANCE HALL with timber entrance door at front and further door to:-

SPACIOUS LOUNGE 18' 4" x 11' 8" (5.59m x 3.56m) with wood effect flooring, double glazed window to the front, Adams style fireplace surround, radiator and stairs to the first floor.

MODERN KITCHEN/DINER 11' 8" x 8' 7" (3.56m x 2.62m) fitted with a matching range of base and wall units having roll edge work surfaces with tiled splash back having inset one and a half bowl sink unit and built in four plate gas hob unit with oven under and extractor hood over, plumbing for washing machine, tiled flooring, double glazed window at rear together with double glazed double doors to the rear garden.



FIRST FLOOR

LANDING form which lead:-

BEDROOM ONE 12' 4" x 11' 3" (3.76m x 3.43m) with some restricted head height, double glazed dormer window to the front and radiator.

BEDROOM TWO 11' 3" x 7' 8" (3.45m x 2.36m) with double glazed window, wardrobe cupboard off and radiator.

BEDROOM THREE 9' 6" x 8' 5" (2.92m x 2.57m) with radiator and double glazed window.

FAMILY BATHROOM with tiled walls to compliment the modern suite which comprises panelled bath with shower over, vanity wash hand basin, low flush w.c., heated towel rail and obscure double glazed window.

OUTSIDE

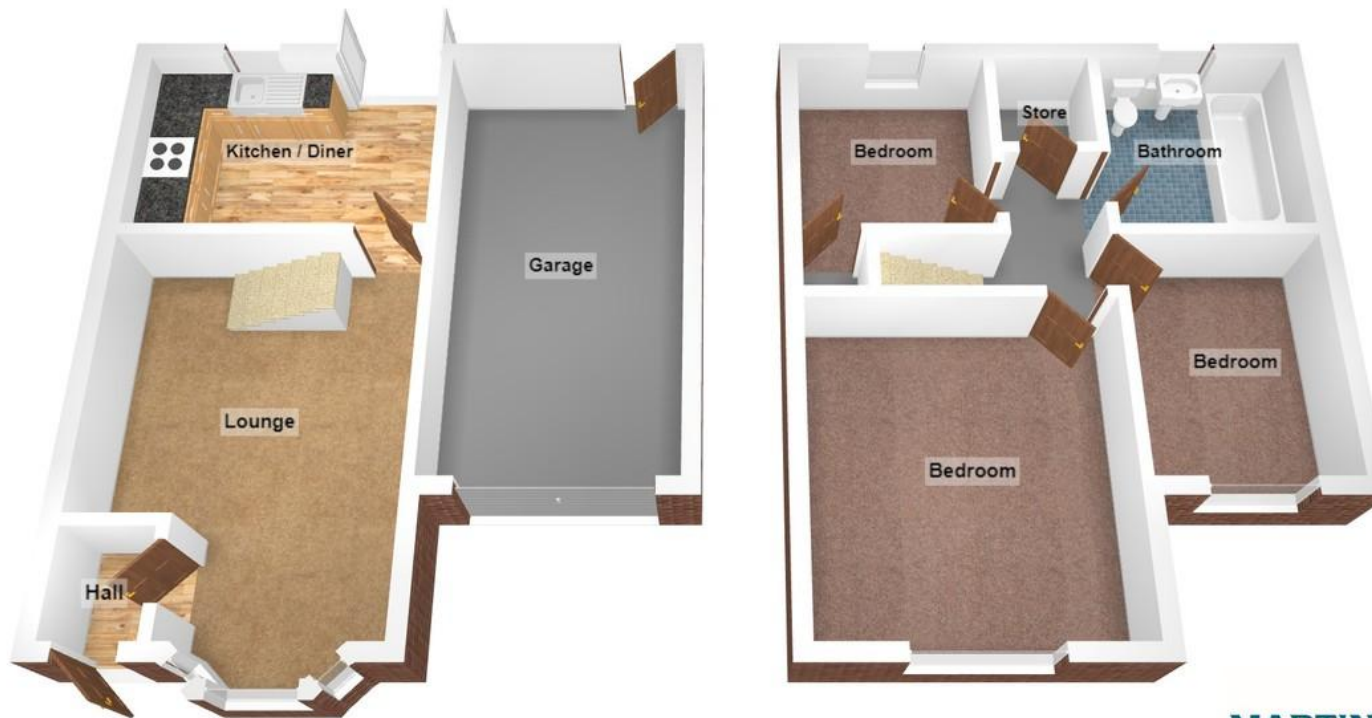
GARAGE 18' 6" x 8' 9" (5.64m x 2.67m) with up and over door to the front.

TENURE We are advised by the vendor that the property is FREEHOLD (subject to verification by your solicitor).



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

